



**ZONING ADMINISTRATOR
PARCEL REVIEW COMMITTEE
ACTION AGENDA
WEDNESDAY OCTOBER 4, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held at the Placer County Administrative Center – Tahoe City, 775 North Lake Boulevard, Tahoe City. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 775 North Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
2:30 p.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>2:30 p.m.</p> <p>APPROVED</p>	<p>VARIANCE (PLN17-00203) RIVERA CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Ron and Stephanie Rivera, for the approval of a variance to allow for the addition of seven, six foot four inches tall masonry stone columns to the existing, and previously approved, six foot tall black steel picket fence located within the front setback associated with North Lake Boulevard, whereas a maximum six foot tall fence was otherwise approved. The applicant also proposes a six foot tall electric entry gate with a reduced setback of 14 feet whereas a 15 foot minimum to a 20 foot maximum setback as measured from the edge of pavement is otherwise required. A new six foot tall black steal picket fence located along the western side of the property is also proposed. The applicant requests a seven foot front setback for that portion of the side fence associated with North Lake Boulevard whereas a 15 foot minimum to a 20 foot maximum setback as measured from the edge of pavement is otherwise required, a three foot setback for that portion of the fence located within the front setback associated with the "Bay Street" public right of way on the southern side of the property whereas a ten to 20 foot setback as measured from the edge of pavement (or in this case dirt pedestrian path) is otherwise required, and a one foot front setback associated with the "Bay Street" public right of way on western side of the property whereas a ten to 20 foot setback as measured from the edge of pavement (or in this case dirt pedestrian path) is otherwise required. The subject property, Assessor's Parcel 115-030-035-000, comprises approximately 8,169 square feet, is currently zoned Mixed-Use (North Tahoe West) and is located at 5230 North Lake Blvd., in the Carnelian Bay area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the California Environmental Quality Act Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3A - New construction of small structures). The Planning Services Division contact, Heather Beckman, can be reached by phone at (530) 581-6286 or by email at hbeckman@placer.ca.gov.</p>
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